

The State of South Carolina  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

DEC 30 12 25 PM 1968

OLLIE F. JENNINGS  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS: ~~We, Billy V. Forrester and wife Hazel S. Forrester~~  
~~Forrester~~, and Samuel L. Forrester & wife Hazel S. Forrester have agreed to sell to  
Dillard H. Derrick and Joyce W. Derrick a certain lot or tract

of land in the County of Greenville, State of South Carolina, O'Neal Township, near Washington Baptist Church, about five miles North from Greer, being the greater portion of that tract of land conveyed to E. E. Hawkins by W. M. Austin and Helen W. Austin by deed recorded in deed book 607 page 174, and having the following metes and bounds; Beginning at an iron pin on the northern edge of Highway No. 14 and running thence along said highway N. 43-45 W., 286 feet to iron pin; thence crossing highway and along road, S. 59-30 W., 214 feet to iron pin; thence continuing with said county road, S. 33-15 W., 130.5 feet, S. 15-10 W., 100 feet, S. 8-16 W., 100 feet, S. 7-55 W., 207 feet to iron pin; thence S. 74-45 E., 250 feet to iron pin; thence N. 29-32 E., 550 feet to beginning corner LESS HOWEVER; that part conveyed to Hazel Hawkins by E. E. Hawkins by deed recorded in deed book 619 page 181, see plat book AA page 111.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall

pay the sum of Sixteen Thousand (\$16,000.00) Dollars in the following manner assume mortgage to Citizens Building & Loan Assoc. in the amount of \$3,900.00, same recorded in book 871 page 263, monthly payments of \$147.00, first due Nov. 5, 1968, in one year buyers are to secure another loan and pay balance in full, if unable to obtain loan to start paying an additional \$100.00 per month until said loan is paid in full. Then when same is paid off, total payments to sellers to be paid at \$250.00 per month until the full purchase price is paid, with interest on same from date of ~~seven~~ per cent, per annum until paid to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney. or through legal proceedings of any kind. then in addition the sum of \_\_\_\_\_ dollars for attorney's fees, as is shown by their note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force. After January 1, 1969, Derricks to pay taxes and insurance.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due they shall be discharged in law and equity from all liability to make said deed, and may treat said Dillard H. & Joyce W. Derrick as tenant holding over after termination, or contrary to the terms of their lease and shall be entitled to claim and recover, or retain if already paid the sum of \_\_\_\_\_ dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hand s and seal s this 25th day of October A. D., 19 68.

In the presence of:

Gandra H. McAlister (Seal) Billy V. Forrester (SEAL)  
W. A. Medlock (Seal) Samuel L. Forrester (Seal)  
Hazel S. Forrester (Seal)

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